

Board of Supervisors Public Safety Committee  
June 20, 2005  
Item #12

Date of Meeting:  
February 23, 2005

**Attachment #1**

**BOARD OF SUPERVISORS  
PUBLIC SAFETY COMMITTEE**

**INFORMATION ITEM**

**#3**

**SUBJECT:** Moorefield Public Safety Station – Ashburn Volunteer Fire and Rescue Department Partnership Pledge

**ELECTION DISTRICT:** Countywide

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**BACKGROUND:**

Loudoun County voters approved funding for the design and construction of this fire-rescue/sheriff's station of approximately 11,125 SF via the November 2000 general obligation bond referenda.

Efforts to secure a suitable land site, given an unfavorable assessment of a former proffer site – as mutually determined by both the Ashburn Volunteer Fire Department (Company 6) and County Fire-Rescue Staff, subsequently resulted in a proffered four-acre site within the Moorefield Station development.

While the CIP project description, scope, and budget were established in FY01 employing sound prototypical programming for station facilities, resultant dialog between the County and representatives from the Ashburn Volunteer Fire-Rescue Department, the volunteer company "stakeholder" in this project, led to assessment that the budgeted project scope was insufficient to their assessed facility needs.

In June of 2004, county staff and the architectural firm under contract to provide project design services met with Company 6 representatives, during which a number of recommended changes to the project scope were communicated as crucial to the volunteer company's intended operations at this future station. These proposed scope revisions were subsequently communicated to General Services and County Administration for comment and guidance.

Given anticipated impact of requested/recommended design revisions on estimated project costs, and following direction from appropriate County Staff, a memorandum was prepared by the Department of Fire-Rescue and forwarded on August 4, 2004 to Mr. David Ayers, President of Ashburn Company 6 (Attachment #1). This memorandum detailed key issues and follow-up guidance - to include fiscal impact of design modifications, intent to proceed with on-going design efforts, and guidance to President

Ayers regarding the process by which to officially communicate Company 6's justification for proposed scope changes and commitment to contribute company funding to offset the costs of proposed changes to the Fire-Rescue Commission, and subsequently to the Board of Supervisor's Public Safety Committee.

At the February 1, 2005 meeting of the Fire-Rescue Commission, Ashburn Company 6 President Ayers presented a letter communicating the company's conditional pledge of one-million dollars (\$1,000,000.00) towards the construction of the future Moorefield station (Attachment #2 – not available electronically). This pledge of funding is conditional on three conditions being met:

1. An equal stake in ownership of the station and land, with opportunity for a mutually agreeable reversionary clause.
2. Developing a mutually agreeable space plan and site plan.
3. Final approval of the funds must be authorized by the membership of the (Ashburn) department.

The Fire-Rescue Commission forwarded the referenced letter to the Public Safety Committee with recommendation that the Board of Supervisors request that staff temporarily suspend the design development of the station in order to consider the issues raised in Ashburn Fire and Rescue's correspondence.

Staff Contacts:        John Sandy, Assistant to the County Administrator  
                             Doug Rambo, Fire and Rescue Commission Chairman  
                             Joe Pozzo, Chief, Fire and Rescue Services  
                             Howard Dawley, Deputy Chief, Fire and Rescue Services

Moorefield Public Safety Center  
 Project comparison  
 April 8, 2005

		Original	9/15/2005	Revised	Revised
	\$/SF	SF	Cost	SF	Cost
Bay Support	\$ 160	1305	\$ 208,800	1305	\$ 208,800
Apparatus Bay	\$ 237	3984	\$ 944,208	5312	\$ 1,258,944
Operations	\$ 220	1305	\$ 287,100	1450	\$ 319,000
Living	\$ 215	4032	\$ 866,880	4592	\$ 987,280
Office	\$ 170	1760	\$ 299,200	2704	\$ 459,680
Mezzanine	\$ 140	1700	\$ 238,000	1700	\$ 238,000
		14086	\$ 2,844,188	17063	\$ 3,471,704
Site Costs			\$ 949,096		\$ 949,096
TOTAL BUILDING COST			\$ 3,793,284		\$ 4,420,800
Delta SF	2977				
Delta Cost	\$ 627,516				

**THE \$627,516 COST DOES NOT INCLUDE ESCALATION FROM 9/15/05.**

Board of Supervisors Public Safety Committee  
 June 20, 2005  
 Action Item #12  
**Attachment #2**